



**10 BOLTON ROAD
CHESSINGTON
SURREY
KT9 2JB
OFFERS IN EXCESS OF
£550,000**

EXTENDED SEMI DETACHED HOUSE

THREE BEDROOMS

16'5 X 13'5 MODERN KITCHEN DINING ROOM

16' X 11'8 CONSERVATORY

MODERN BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

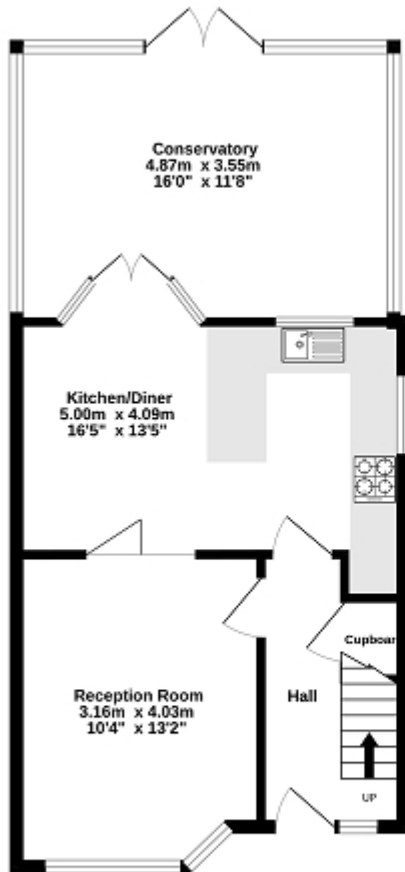
160' SOUTH EASTERLY FACING GARDEN

OFF STREET PARKING TO THE FRONT

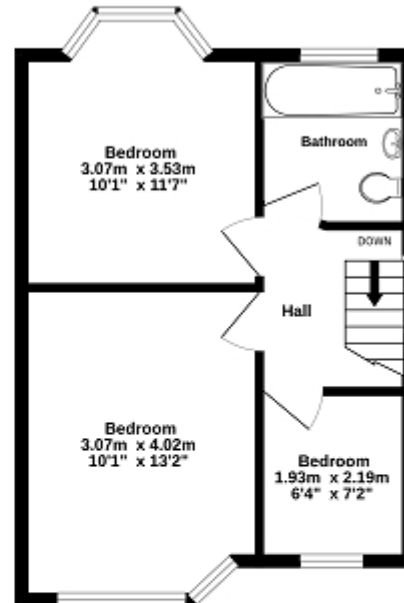
NO FORWARD CHAIN



Ground Floor
55.7 sq.m. (600 sq.ft.) approx.



1st Floor
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 94.2 sq.m. (1014 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.